

# SHOP TO LET

## CHESHAM

52 HIGH STREET, HP5 1EH

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire – WD17 1HZ

**01923 210810**

[www.brasierfreeth.com](http://www.brasierfreeth.com)



### LOCATION

The subject property is situated in a prime position on Chesham's pedestrianised High Street, near the junction with The Broadway and Station Road, which leads to Chesham's Tube Station.

The premises are adjacent to **M&Co** and **Waterstones** with other nearby retailers including **Boots**, **Caffé Nero**, **Costa**, **Superdrug**, **Greggs** and **Thomas Cook**.

### DESCRIPTION

The shop is arranged over the ground floor only and benefits from a rear outbuilding. Chesham's primary public car park is situated at the rear of the shop.

### ACCOMMODATION

The property has the following approximate floor areas:-

*Ground Floor Area	106.46 sq m	1,146 sq ft
Rear Outbuilding	24.29 sq m	261 sq ft
<b>Total</b>	<b>130.75 sq m</b>	<b>1,407 sq ft</b>

\*The premises are currently laid out having a ground floor sales area of circa 71.72 sq m (772 sq ft) and a ground floor ancillary area of circa 34.74 sq m (374 sq ft) i.e. a total of circa 106.46 sq m (1,146 sq ft). There is also the rear outbuilding currently utilised for storage as set out above.

### TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed subject to 5 yearly upward only rent reviews.

### RENT

**£24,000 per annum exclusive** plus VAT (if applicable).

### EPC

The EPC rating for this property is D - 81.

### RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £19,750.

For rates payable for year 31st March 2019 please refer to the Local Charging Authority, Chiltern District Council - 01494 732077.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

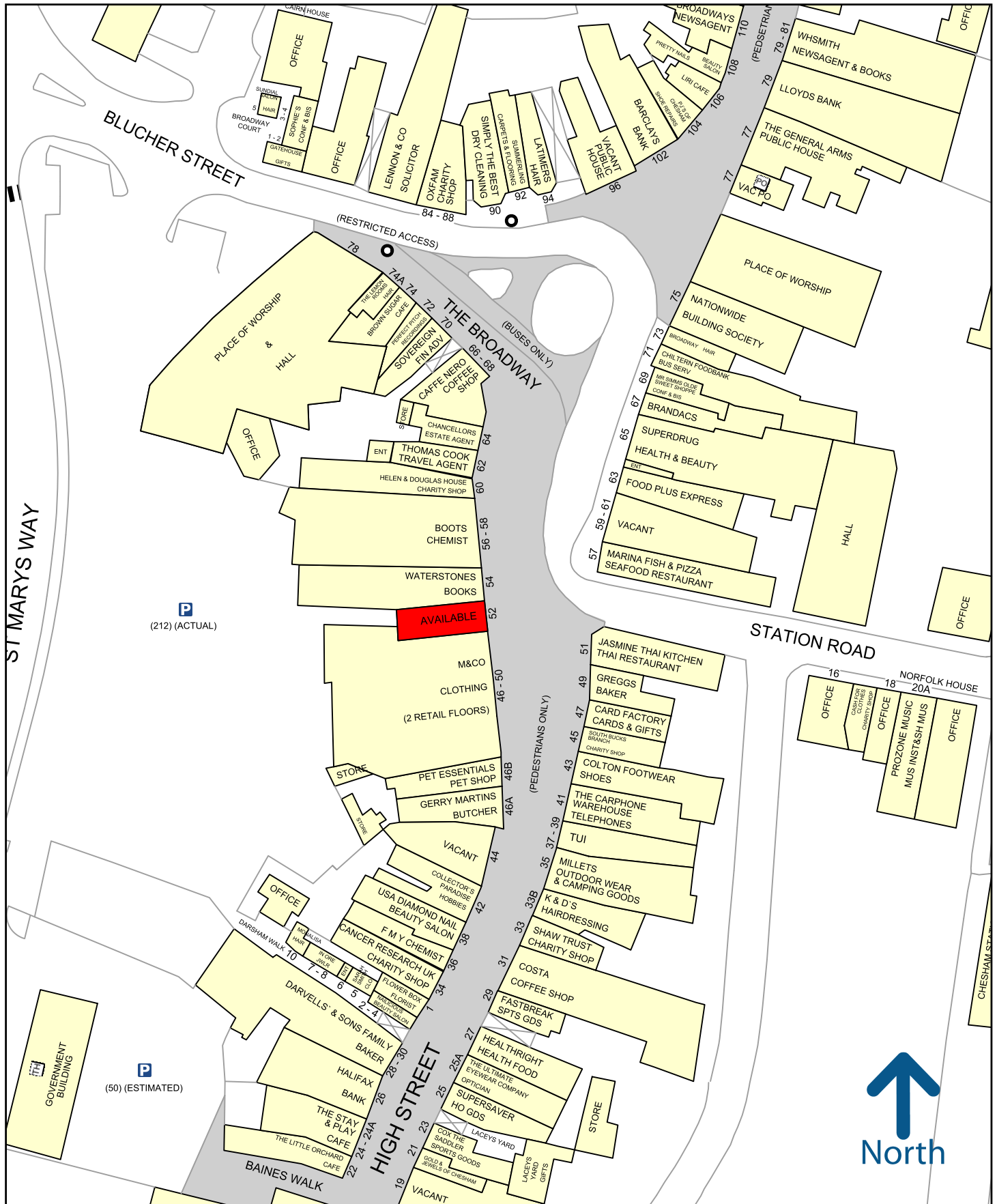
WAT002681

### VIEWING | Strictly by appointment through this office with:

Ivan Everitt  
01923 205509  
[ivan.everitt@brasierfreeth.com](mailto:ivan.everitt@brasierfreeth.com)

Benjamin Haston  
01923 205519  
[benjamin.haston@brasierfreeth.com](mailto:benjamin.haston@brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



50 metres

Experian Goad Plan Created: 26/09/2018  
Created By: Brasier Freeth



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
[w.experian.co.uk/goad](http://w.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011